



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 1, 2010

REQUEST: Street Closing / Portion of Newgate Avenue

RECOMMENDATION: Approval, subject to comments from the Department of General Services

STAFF: Melvin Hicks

PETITIONERS: Maryland Port Administration

OWNER: Mayor and City Council of Baltimore

SITE/GENERAL AREA

Site Conditions: The portion of Newgate Avenue proposed for closing is west of Vail Street. The right-of-way for this former street is approximately 875 feet in length and 38 feet in width. The street bed no longer exists and is being used by the State of Maryland.

General Area: Newgate Avenue is located in the Canton Industrial Area within southeast Baltimore. This area is characterized by industrial, manufacturing and maritime industrial uses.

HISTORY

There have been no previous Planning Commission actions pertaining to the subject site.

CONFORMITY TO PLANS

This proposed street closing for Newgate Avenue is in conformance with the Baltimore City Comprehensive Master Plan with respect to that addresses the City's Comprehensive Master Plan's Earn Section, Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors.

ANALYSIS

The Maryland Port Administration requested that the subject portion of Newgate Avenue be closed in connection with its Seagirt Marine Terminal. In 1988 the City and the State entered into an agreement by which Newgate Avenue would be closed and conveyed to the State and used as part of the Seagirt Marine Terminal. The Seagirt Marine Terminal is 200 acres in size and contains a 66 acres intermodal container transfer facility.

The City would be able to close this portion of Newgate Avenue because the State agreed to construct a new connecting street. The new connecting street has been constructed, it is open and operating, and is known as New Vail Street. New Vail Street is State owned and

maintained and can be used by the public. Thus, it is staff's findings that the aforementioned portion of Newgate Avenue is no longer needed for Baltimore City public purposes and can be closed, declared surplus right-of-way, and sold.

Staff notified the Canton Maritime Association, Southeast Community Development Corporation, Southeastern Improvement Association, and the City Council Representative of this Planning Commission action.

Thomas J. Stosur
Director